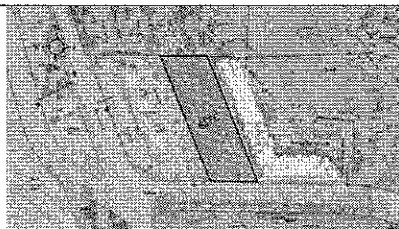


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	February 27, 2012		
Project Name:	Heritage Hills Apartments PUD		
Owner:	Weidner Property Management, 9757 Juanita Drive NE suite 300, Kirkland, WA 98034		
Applicant/Contact:	Greg Sparhawk, Complete Construction, 9757 Juanita Drive NE Suite 300, Kirkland, WA 98034		
File Number:	LUA11-091, ECF, PPUD, FPUD		
Project Manager:	Vanessa Dolbee, Senior Planner		
Project Summary:	<p>The applicant is requesting Environmental Review (SEPA), Preliminary and Final Planned Urban Development (PUD) for the construction of a 125,539 square foot, 75-unit apartment building. The subject site is located at 1250 South Puget Drive and is zoned Commercial Arterial (CA). The site is 1.56 acres in size and contains 9,921 square feet of protected slopes. The proposed development would result in a density of 59.5 dwelling units per acre and no commercial component is proposed. Access to the site is proposed via the internal street system on the property to the north and all parking is proposed within an underground parking garage. A secondary gated emergency access point would be provided directly off of Puget Drive. The development would result in approximately 6,590 cubic yards of cut, and no fill. Minor grading work would extend off the subject site to the north onto Parcel No. 2023059118. Stormwater is proposed to be detained in two detention vaults located on site. The applicant provided a Stormwater Report, Traffic Analysis, and a Geotechnical Report with the application. Eight trees are located on the site, of which one is proposed to be retained.</p>		
Project Location:	1250 South Puget Drive		
Exist. Bldg. Area SF:	None	Proposed New Bldg. Area (footprint):	25,198 SF
		Proposed New Bldg. Area (gross):	125,539 SF
Site Area:	67,855 SF	Total Building Area GSF:	125,539 SF
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental Review (SEPA), Preliminary and Final Planned Urban Development (PUD) for the construction of a 125,539 square foot, apartment building. The new 4-story apartment building would contain 75 units, consisting of a variety of studio, one bedroom and two bedroom units. All parking is proposed within a 75-stall two level parking garage, which would be partially underground. Due to site topography a portion of the parking would be visible above ground. The apartment building would include such amenities as a fitness center, storage units, roof terrace and garden, and an outside courtyard. The proposed development would result in a density of 59.5 dwelling units per acre and no commercial component is proposed.

The subject site is located at 1250 South Puget Drive. The site is designated as Commercial Corridor on the Comprehensive Plan Land Use Map and is zoned Commercial Arterial (CA), in addition to being located within the Urban Design District "D" Overlay. The site is 1.56 acres in size and contains 9,921 square feet of protected slopes. This vacant parcel contains 161 lineal feet of frontage along South Puget Drive, of which approximately 50 percent is comprised of protected slope (slopes with a 40 percent grade or greater). The remainder of the 9,921 square feet of protected slopes is along the west property boundary between the strip commercial development and the proposed apartment building. To the north is an existing multi-family development located in the Residential Multi-family zone (RM-F). To the east is the currently developed Heritage Hills Apartments, located in both the CA and RM-F zones. In addition to the multi-family development a high voltage electric transmission line is located to the northeast of the subject site. To the south (across South Puget Drive) is a multi-family condominium development, zoned RM-F.

Access to the proposed apartment building would be via the internal vehicular circulation system on the property to the north, Heritage Hills Apartments. The existing Heritage Hills Apartments gain access from two locations, one along South Puget Drive the second from Grant Avenue South. An extension to the existing Heritage Hills internal vehicular circulation system would be added to access the subject site along the north property line. A secondary gated emergency access point would be provided directly off of South Puget Drive. In addition to vehicular access the applicant is proposing to provide street improvements along South Puget Drive along with a pedestrian connection to the public sidewalk and to the apartment complex to the north.

The development would result in approximately 6,590 cubic yards of cut, and no fill. Minor grading work would extend off the subject site to the north onto Parcel No. 2023059118. Stormwater is proposed to be detained in two detention vaults located on site.

As identified on the City of Renton Sensitive Area Maps, the subject site contains "protected slopes", Low, Medium and High Landslide Hazard Area, and Medium Coal Mine Hazards. With the application the applicant submitted a Geotechnical Report, addressing the above mentioned geological hazards.

The subject site is currently primarily vegetated with grasses and invasive species. Eight trees are located on the site, of which one is proposed to be retained. The applicant provided a landscaping plan with the application. Based on the provided plan the applicant would be planting 84 new trees, 550 shrubs, and groundcover grasses and small shrubs. Overall 16,452 square feet or 24 percent of the site would be landscaped.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall comply with the recommendations found in the Geotechnical Report prepared by Terra Associates, Inc., dated June 29, 2011 (Revised January 9, 2012) that was submitted with the project application. Including but not limited to:
 - a. The building foundations that parallel the slope crest shall be set back a minimum distance of ten feet from the face of the slope as measured from the edge of the footing at the bottom of footing elevation. This setback shall be shown on the site plan submitted with the building permit application. Compliance with this requirement would be reviewed and approved by the Building Plans Reviewer.
 - b. A monitoring program should be implemented to verify the performance of the shoring system and possible excavation effects on adjacent properties.
 - c. Excavating and grading should be completed between the end of April through the end of October or as approved by a Geotechnical Engineer or the Development Services Division, to reduce slope erosion.
2. The applicant shall pay a Parks impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.
3. The applicant shall pay a traffic impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.
4. The applicant shall pay a Fire impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

C. Exhibits

Exhibit 1	Neighborhood Detail Map
Exhibit 2	Topographic Survey
Exhibit 3	Slope Analysis
Exhibit 4	Site Plan
Exhibit 5	Landscape/Tree Retention Plan
Exhibit 6	Grading Plan
Exhibit 7	Drainage and Utility Plan
Exhibit 8	Existing Basin Map
Exhibit 9	Developed Basin Map

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: With the project application, the applicant submitted a Geotechnical Report prepared by Terra Associates, Inc., dated June 29, 2011 (Revised January 9, 2012 to include a coalmine assessment). According to the report, the site topography is relatively complex, the existing asphalt access road off of South Puget Drive ascends about 16 feet in elevation into the site, an approximately 14- to 28-foot high slope ascends from the east side of the drive up to the southeast site corner. On the north and west the site descends 8 to 14 feet in elevation to the north and west towards the crest of the steep slope along the west property line. The western slope descends to the adjacent west property about 15 to 30 feet over a gradient of approximately 50 percent.

Based on the provided slope analysis and the City's critical areas maps, the site contains 9,921 square feet of protected slopes. Approximately 50 percent of the frontage along South Puget Drive is comprised of protected slopes (slopes with a 40 percent grade or greater). The remainder of the 9,921 square feet of protected slopes is along the west property boundary between the strip commercial development and the proposed apartment building.

The applicant's geotechnical engineer excavated 4 test pits throughout the site. The submitted geotechnical report states that the borings generally consisted of 2.5 to 8 feet of loose to medium dense wet silty sand with gravel fill overlaying dense to very dense unweathered glacial till. All test borings terminated in glacial till with one exception (Boring 2) which terminated in sandy silt to slightly plastic silt below the still at a depth of 30 feet. No groundwater was observed during the soil borings. However, wet conditions to depths of three to eight feet were noted.

The provided Geotechnical Report addresses the many geological hazards located at the subject site, including seismic hazards, erosion hazards, landslide hazards, steep slopes, and coal mine hazards.

The report concludes that there is no risk for impacts to the site or site structures due to liquefaction (seismic hazards) during an earthquake, due to the presence of the very dense nature of the native soils at the site and the absence of an established groundwater table.

High erosion hazards exist at the subject site; however, the Geotechnical Report concludes that the potential for erosion could be adequately mitigated with proper implementation and maintenance of Best Management Practices (BMPs) for erosion and sedimentation control. The erosion potential of the site soils and the effort required to control erosion during construction can be reduced substantially by excavating and grading during the drier summer months, which typically range from the end of April to the end of October. The report recommends that the BMPs be in place prior to, during, and immediately following clearing and grading activities at the site.

The provided report indicates that slopes along the west and southern portions of the site would classify as high landslide hazards, while the central and northeastern portions of the site would be classified as low landslide to medium landslide hazards. A stability analysis was completed focusing on the west slope for the proposed post construction condition. The slope cross section was selected based on the worst case loading condition created due to the proximity of the building

foundations to the slope crest. The report concluded that construction of the apartment complex as planned would not adversely impact the stability of the slope. Furthermore, the report concludes that a building setback/buffer from the crest of the slope would not be required. However, the study recommends building foundations that parallel the slope crest be setback a minimum distance of ten feet from the face of the slope as measured from the edge of the footing at the bottom of the footing elevation.

Exhibit 3, slope analysis, identifies the areas of protected slopes located on the subject site. Moreover, the steepest portion of the west slope and portions of the south slope are protected slopes while all other portions are either sensitive slopes or do not qualify. As discussed above, the native glacial till soils are highly consolidated and are inherently stable. The Geotechnical Report concludes that the proposed development would not adversely affect the stability of the site slopes nor adjacent properties and the risk and hazards associated with instability would be minimal, provided adequate measures for controlling site drainage and erosion are included in the design.

Included in the Revised, January 9, Geotechnical Report is a coal mine hazards assessment. The assessment identified that the site was mined out in the early 1900s. The report estimates the cover depth above the worked out mine ranges from 300 to 400 feet at the site location. Furthermore, site observations found no evidence of or indication of ground subsidence or sinkhole development. There were no indications of mine openings such as air shafts, portals associated with previous mining activities on the property. Subsidence associated with abandoned mines typically occurs where mine workings are shallow, generally where there is 100 feet or less of cover above the mine workings and where the overlying bedrock is weak or absent. The thickness of the coal seam mined was approximately 8 feet, which results in a cover to seam thickness ratio of 37.5 to 50. In addition, the study addressed tilts and strains associated with land subsidence above the abandoned coal seam. The results of their analysis indicated that potential tensile and compressive strains due to subsidence could be on the order of 0.0047 inch/inch and 0.0089 inch/inch, respectively. The potential tilt which is essentially the slope angle of the subsided land surface was estimated at 1.6 degrees. The report concludes that hazards associated with coal mining below the subject property are low with the corresponding risk for damage to building construction and infrastructure negligible. Furthermore, the report concluded that given the time that has expired since the mine was worked out, the depth of the mine workings and the cover to seam thickness ratio, no measures to mitigate potential impacts such as building tilt or compressive loading to below-grade walls would be required. In addition, the report concludes that the analysis and exploration information provided is sufficient to assess the hazards and additional drilling as required by Renton Municipal Code 4-8-120 would not be necessary.

The report provided recommendations for excavation including soldier pile shoring and a monitoring program, foundations, slab-on-grade, owner-level building and site retaining walls, structural fill and backfill, drainage including surface and subsurface, utilities, and pavements. Due to the potential for impacts that could occur during construction and the site geotechnical hazards, staff recommends as a mitigation measure that construction of the project be required to comply with the recommendations found in the geotechnical report prepared by Terra Associates, Inc., dated June 29, 2011 (Revised January 9, 2012) that was submitted with the project application.

The applicant's SEPA checklist and project narrative indicate that earthwork activities are estimated at 6,590 cubic yards of cut and no fill. The majority of the grading would result from the excavation of the parking garage.

Mitigation Measures: The applicant shall comply with the recommendations found in the geotechnical report prepared by Terra Associates, Inc., dated June 29, 2011 (Revised January 9, 2012) that was submitted with the project application. Including but not limited to:

- a. The building foundations that parallel the slope crest shall be set back a minimum distance of ten feet from the face of the slope as measured from the edge of the footing at the bottom of footing elevation. This setback shall be shown on the site plan submitted with the building permit application. Compliance with this requirement would be reviewed and approved by the Building Plans Reviewer.
- b. A monitoring program should be implemented to verify the performance of the shoring system and possible excavation effects on adjacent properties.
- c. Excavating and grading should be completed between the end of April through the end of October or as approved by a Geotechnical Engineer or the Development Services Division, to reduce slope erosion.

Nexus: SEPA Environmental Regulations, Critical Areas Regulations

Storm Water

Impacts: The applicant submitted a Preliminary Drainage Report ("Drainage Report") with the project application, prepared by TRIAD Associates, dated July 8, 2011. The Drainage Report includes preliminary analysis of existing site conditions and addresses stormwater conditions under existing and developed conditions. Pursuant to the provided report, the site is located in the Black River Sub-Basin of the Duwamish-Green River Basin. The existing site is made up of two separate threshold discharge areas identified as area #1 and area #2 herein (Exhibit 8 and 9). In area #1, under existing conditions, runoff sheet flows across the site and collects in a ditch draining towards the north. Area #2 consist of a small portion of the property that slopes south towards S Puget Dr. For storm water detention and water quality treatment, the applicant has two separate proposals for area #1 and area #2. Under developed conditions, the applicant proposes to discharge runoff from area #1 into two detention vaults. Vault 1 would be 13 feet by 98 feet, providing detention only for the new buildings rooftop. Vault 1 is proposed to only provide detention and no water quality treatment, as the rooftop is a non-pollution generating surface. Vault 2 would be 10 feet by 100 feet and would incorporate dead storage creating a combined detention and wetvault facility. Vault 2 would provide water quality treatment and detention for the remainder of area #1 including pavements and landscaping. Under the developed conditions the applicant proposes to maintain the existing sheet flow directly towards S Puget Dr. for area #2. The Drainage Report concludes that flow control is waived for area #2. However, an oil/water separator would be provided in an onsite catch basin to provide spill control. In addition to the vaults the applicant has included a permeable paver system and a green roof system to reduce or control surface runoff. Included in the Drainage Report was a downstream basin analysis. In both area #1 and area #2 the report concludes that there were no visual signs of problems related to erosion, flooding, or sedimentation from the runoff within the observed downstream corridor. Furthermore, no evidence of problems were observed with the offsite drainage system and there are no records of drainage complaints along or around the project site, or the downstream flow path.

Based on an e-mail from the applicant, dated February 14, 2012, the impervious cover of the site would be 41,264.88 square feet (0.948 acres) after development, approximately 61 percent of the

site. The impacts of this impervious area would be reduced by the presence of a green roof and pervious pavers for the fire lane.

The applicant proposed to provide erosion and sedimentation control by utilizing Best Management Practices (BMPs) from the King County Stormwater Management Manual, conforming to the City of Renton standards. The Geotechnical Report states that all BMPs should be in place prior to, during and immediately following clearing and grading activities at the site. Furthermore, the Geotechnical Report concludes that the erosion potential of the site soils and the effort required to control erosion during construction can be reduced substantially by excavating and grading during the drier summer months, which are typically between the end of April and the end of October, see mitigation added under *Earth* above.

Mitigation Measures: No mitigation required.

Nexus: N/A

2. Parks and Recreation

Impacts: The proposal would provide a green roof and a small amount of on-site green space for future residents. In addition, the proposal includes a fitness center and an indoor pool. However these amenities are not anticipated to offset impacts to the City park system. Therefore, the proposed development would generate future demand on existing City parks and recreational facilities and programs. As such, staff recommends a mitigation measure requiring the applicant to pay a Parks impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Mitigation Measures: The applicant shall pay a Parks impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Nexus: SEPA Environmental Regulation, Resolution 3037

3. Transportation

Impacts: Access to the proposed apartment building would be via the internal vehicular circulation system on the property to the north, Heritage Hills Apartments. The existing Heritage Hills Apartments gain access from two locations, one along South Puget Drive the second from Grant Avenue South. An extension to the existing Heritage Hills internal vehicular circulation system would be added to access the subject site along the north property line. As proposed the extension of the internal circulation system would impact two parcels under the ownership of Puget Sound Energy (202305-9016 and 202305-9013) and a portion of the Thunderhill Condominium property (864411-0000) in addition to the existing Heritage Hills development. The current access and some surface parking for the existing Heritage Hills site is through/on the Puget Sound Energy property. With the application the applicant submitted draft legal documents proposing a 24-foot wide easement for ingress, egress and construction and maintenance of the proposed access road on all three aforementioned parcels. A secondary gated emergency access point would be provided directly off of South Puget Drive. In addition to vehicular access the applicant is proposing to provide street improvements along South Puget Drive along with a pedestrian connection to the public sidewalk and to the apartment complex to the north.

The applicant submitted with the application a Traffic Analysis, prepared by Transportation Engineering North West (TenNW), dated August 25, 2011. The Traffic Analysis was based on an original proposal of 81 units, however a letter was submitted with the Traffic Analysis, dated October 13, 2011 stating that the reduced proposal to 75 units would not have a significant impact

on the findings and conclusions included in the August 25, 2011 study. The Traffic Analysis estimated the project would generate 614 new weekday daily trips, 43 new trips occurring during the weekday a.m. peak hour and 62 new trips occurring during the weekday p.m. peak hour. Included in the Traffic Analysis was a level of service (LOS) and queue analysis completed at the site access on S Puget Dr. This analysis concluded that the stop-controlled movements at the site access on S Puget Dr. currently operate at LOS B or better and would remain at LOS B or better during the a.m. and p.m. peak hour in the horizon year of 2013 with or without the project. Therefore, the study concludes that the proposed development is expected to have an insignificant impact on LOS and queuing at this location.

The Traffic Analysis indicates that to mitigate long-term traffic impacts the City of Renton traffic impact fee would be sufficient. It is anticipated that the proposed project would result in impacts to the City's street system. Therefore, staff recommends a mitigation measure requiring the payment of a Traffic impact/mitigation as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Mitigation Measures:

1. The applicant shall pay a traffic impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Nexus: SEPA Environmental Regulations, Resolution 3100

4. Fire & Police

Impacts: The proposal would add new residential units to the City that would potentially impact the City's Police and Fire Emergency Services. Staff recommends a mitigation measure requiring the applicant to pay a Fire impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Mitigation Measures: The applicant shall pay a Fire impact/mitigation fee as required at the time of Construction Permit or Building Permit based on the codes in place at that time.

Nexus: SEPA Environmental Regulations, Resolution 2913

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, March 16, 2012.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Plan Review – Water:

1. Available fire flow is 5,000 gpm. Preliminary fire flow required by the fire department is 3,250 gpm. In order to provide the required 3,250 gpm, extension of a 10-inch water main along the proposed access road connecting to the existing 16-inch water main in Puget Drive to the south and connecting to the existing 8-inch water within an easement to the north will be required. A 15-foot easement will be required for the water main on site. Four hydrants will be required to serve the project. Locations shall be determined by the Fire Department.
2. Water system development fees will be based on the size of all domestic water meter(s), fire service line, and landscape irrigation meters that will serve the site. This is payable prior to issuance of the construction permit.
3. A separate utility permit and separate plans will be required for the installation of the double detector check valve assembly for the fire sprinkler system. DDCVA installations outside the

building shall be in accordance with City of Renton Standards. For DDCVA installations inside the building, applicant shall submit a copy of the mechanical plan showing the location, installation, and standard detail of the backflow assembly inside the building. DDCVA shall be installed immediately after the pipe has passed through the building floor slab. Installation of devices shall be in the horizontal position only.

4. Landscape irrigation systems will require a separate permit for the irrigation meter and approved backflow device is required to be installed. A plumbing permit will be required.
5. Backflow devices are required to be installed on all domestic water meters since the proposed building height exceeds two stories.

Plan Review – Sanitary Sewer:

1. A short 8" sewer main extension will be required to serve the new building.
2. Sewer system development fees will be based on the size of all domestic water meter(s).
3. Applicant proposes underground parking. Floor drains are required and shall be connected to the sanitary sewer through an approved oil/water separator located outside the building, if feasible.

Plan Review – Surface Water:

1. Surface water system development fees will be based on the square footage of the new impervious surface area. The rate is \$.405 times the new square footage after final design. Proposed new impervious surface area is 60,984 square feet. Estimated fee is \$24,698.00. This is payable prior to issuance of the construction permit.
2. A preliminary drainage plan and drainage report has been submitted with the site plan application. The report addresses compliance with the 2009 King County Surface Water Manual (KCSWM) and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. After a cursory review of the TIR, a few comments are noted below.
3. Enhanced basic WQ treatment is required unless a covenant restricting the use of leachable metals is recorded with King County.
4. Conveyance system for the frontage improvements shall be analyzed per section 1.2.4 of the SWDM and take under consideration all tributary areas.
5. A Construction Stormwater Permit from the Department of Ecology is required. A SSWP plan with recommendations for erosion control will be required to be submitted to the Department of Ecology.

Plan Review – Transportation/Street:

1. A traffic analysis prepared by Transportation Engineering Northwest, dated October 13, 2011, was submitted with the site plan application and has been reviewed. The analysis is acceptable as submitted. Based on the LOS and queuing analysis provided by the engineer, no traffic impacts will result with the proposed 75-unit apartment complex. Vehicle access will be to Puget Drive via the existing drive at the Heritage Apartments to the east.
2. Puget Drive has been identified as a Minor Arterial. To meet the City's new complete street standards, two feet will be required to be dedicated to the City for additional right-of-way along the project side in Puget Drive. Street improvements fronting this site will include an 8-foot sidewalk, 8-foot planter strip with curb and gutter, 33-feet of pavement from centerline, and street lighting.

3. Emergency access roadway shown on the site plan shall not exceed 8% grade. Driveways exceeding 8%, but not greater than 15% grade, are subject to City approval. Applicant shall submit a request in writing justifying the request. Driveways exceeding 15% require application to the City for a variance of City code.

Plan Review – General:

1. Separate permits and fees for domestic water meter(s), irrigation meter, side sewer connection, storm connection, and any backflow devices will be required.

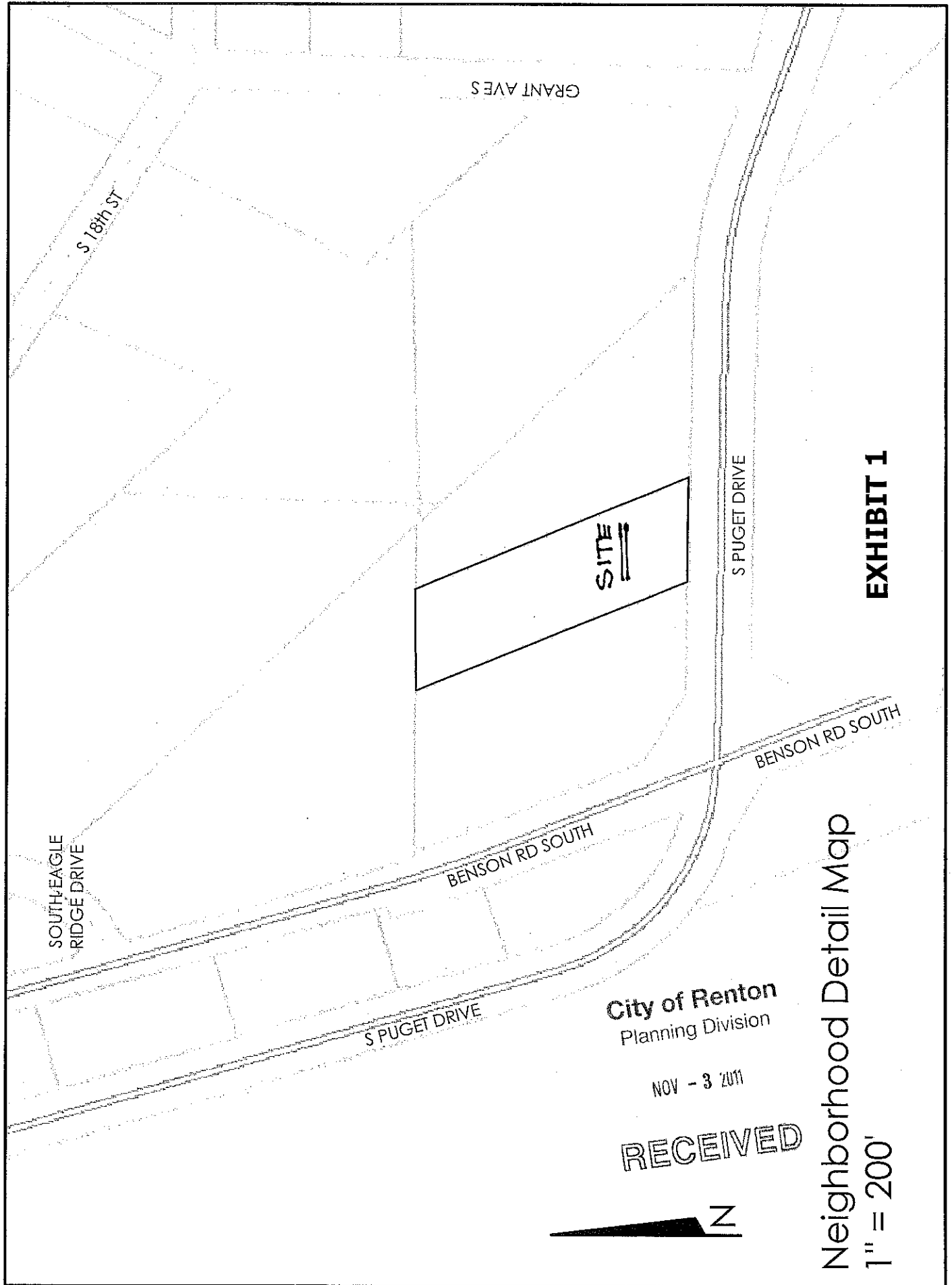
Fire and Emergency Services:

1. The preliminary fire flow is 3,250 gpm. A minimum of three hydrants are required. One within 150 feet and two within 300 feet of the proposed building. A looped fire main is required around the building in order to provide adequate fire flow. Any existing hydrants used to satisfy the requirements shall meet current code including five inch storz fittings.
2. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Separate plans and permits are required by the Fire Department. Direct outside access is required to the fire sprinkler riser rooms. Fully addressable and full detection is required for all fire alarm systems.
3. Fire Department apparatus access roadways are required within 150-feet of all points on the building. Fire lane signage is required for the onsite roadway. Required turning radiuses are 25-feet inside and 45-feet outside. Roadways shall be a minimum of 20-feet clear width. Maximum grade on roadways is 15%. Roadways shall support a minimum of a 30-ton vehicle and 322-psi point loading. Gates on fire access roads shall comply with Fire Department standards including full automation and equipped with radio frequency automatic opener. Bollards are not allowed.
4. An electronic site plan is required prior to occupancy for pre-fire planning purposes.
5. All buildings equipped with an elevator in the City of Renton are required to have at least one elevator meet the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40-inch by 84-inch stretcher and car width shall be a minimum of 80-inches wide with a center opening door.
6. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

Community Services:

1. Recommend the trees in the right-of-way be a minimum distance of 8-feet from hard surfaces such as sidewalks. While the species for the right-of-way trees in the City's list of recommended trees, this particular species can be slightly bothersome and we recommend substituting with another variety of littleleaf linden other than "greenspire" if possible.

Heritage Hill Apartments



Neighborhood Detail Map
1" = 200'

City of Renton
Planning Division

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EXHIBIT 1

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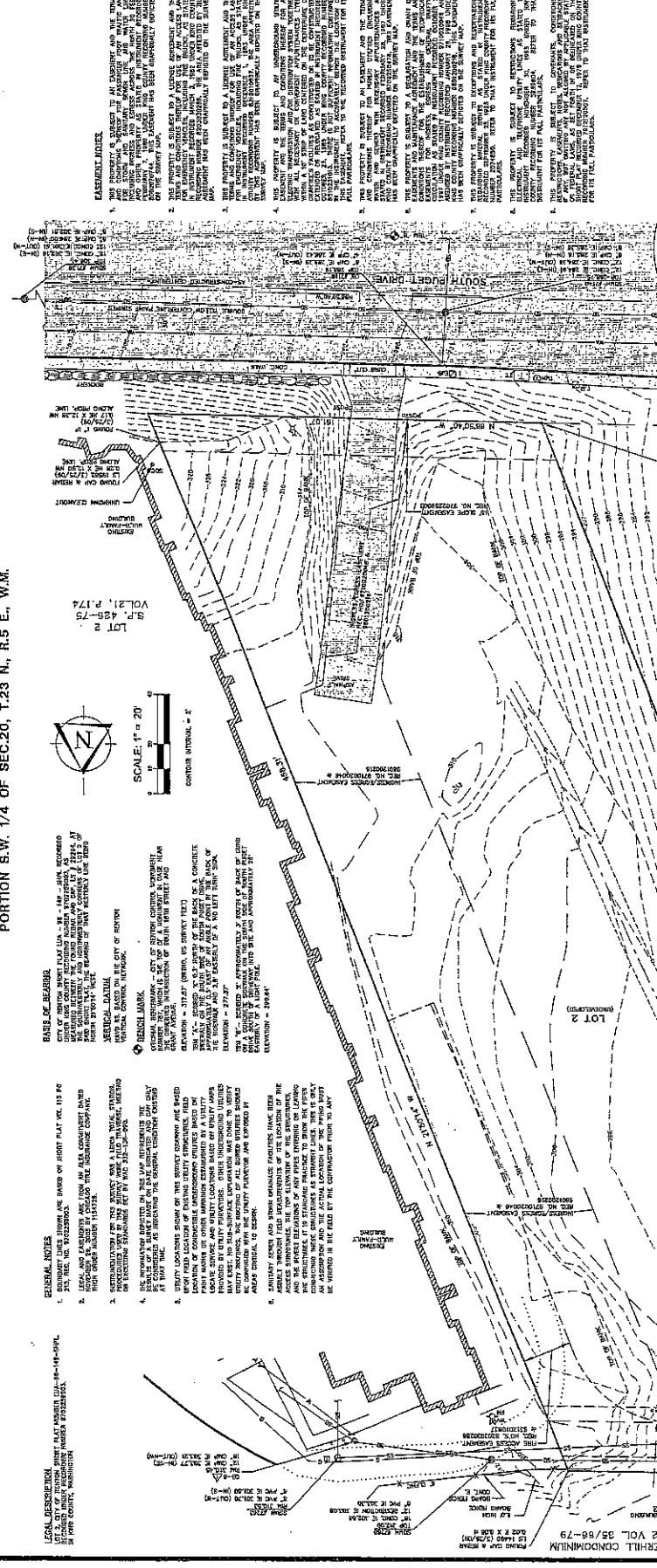
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City of Renton
Planning Division

09-029
1 of 1



- STANDARD LEGEND**
- 1. CATCH BASIN (TYPE 1)
 - 2. SEWER
 - 3. SEWER BRANCH
 - 4. SEWER CLEANOUT
 - 5. SANITARY SEWER MANHOLE
 - 6. FIVE FOOT
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TOPOGRAPHIC SURVEY
FOR
HERITAGE HILLS
CITY OF RENTON, KING COUNTY
WASHINGTON

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2. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR AN UNDERGROUND TANK AND THE TANK AND EASEMENT ARE SHOWN ON THE SURVEY MAP.
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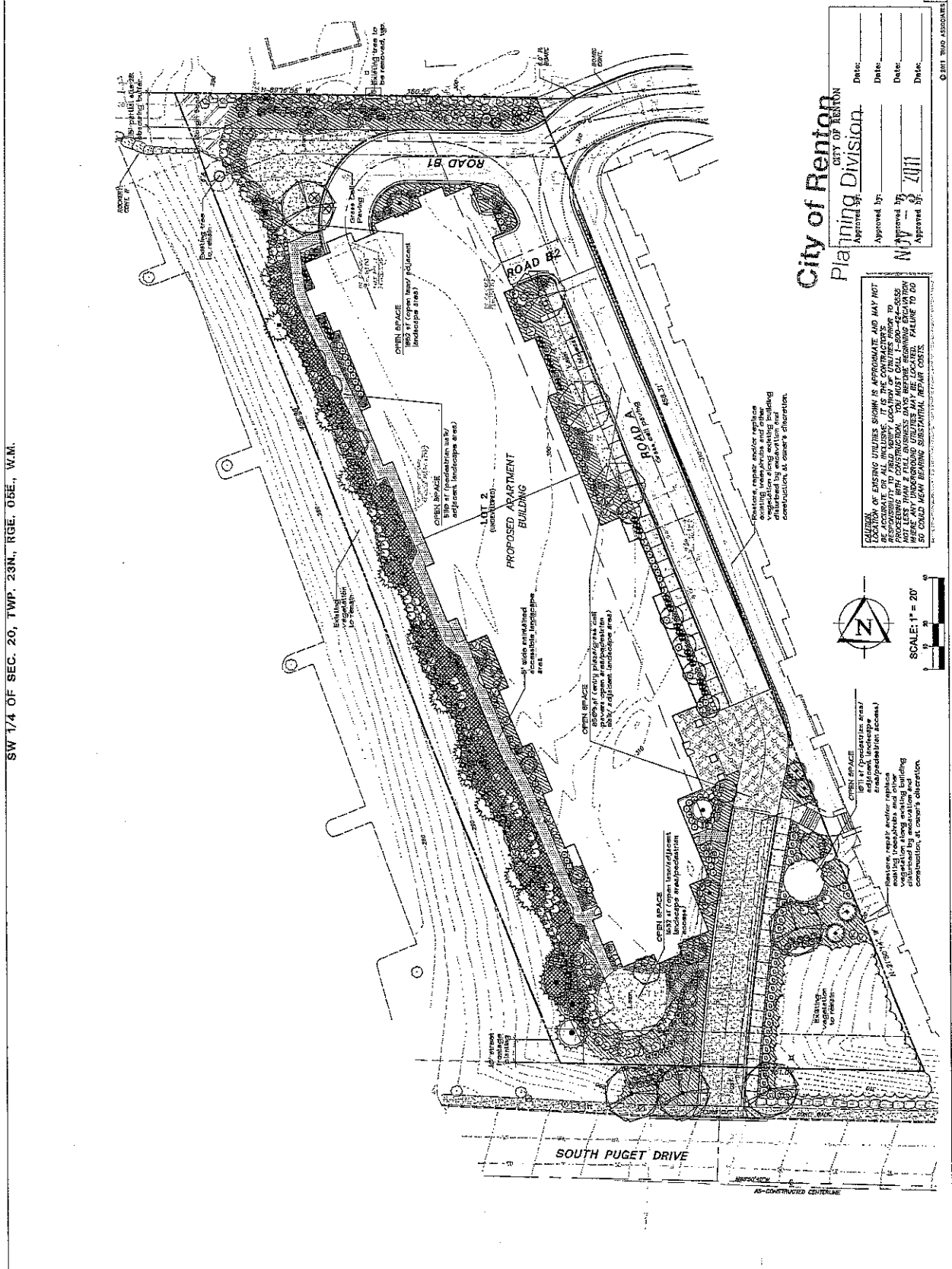
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EXHIBIT 3

[illegible]

SW 1/4 OF SEC. 20, TWP. 23N., RGE. 05E., W.M.

NO.	REVISION	BY	DATE	APPR	DESIGNED BY	CHECKED BY	DATE	PROJECT
1					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
2					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
3					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
4					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
5					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
6					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
7					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
8					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
9					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS
10					BRADY A. BROWN, JR.	BRADY A. BROWN, JR.	10/1/01	HERITAGE HILLS



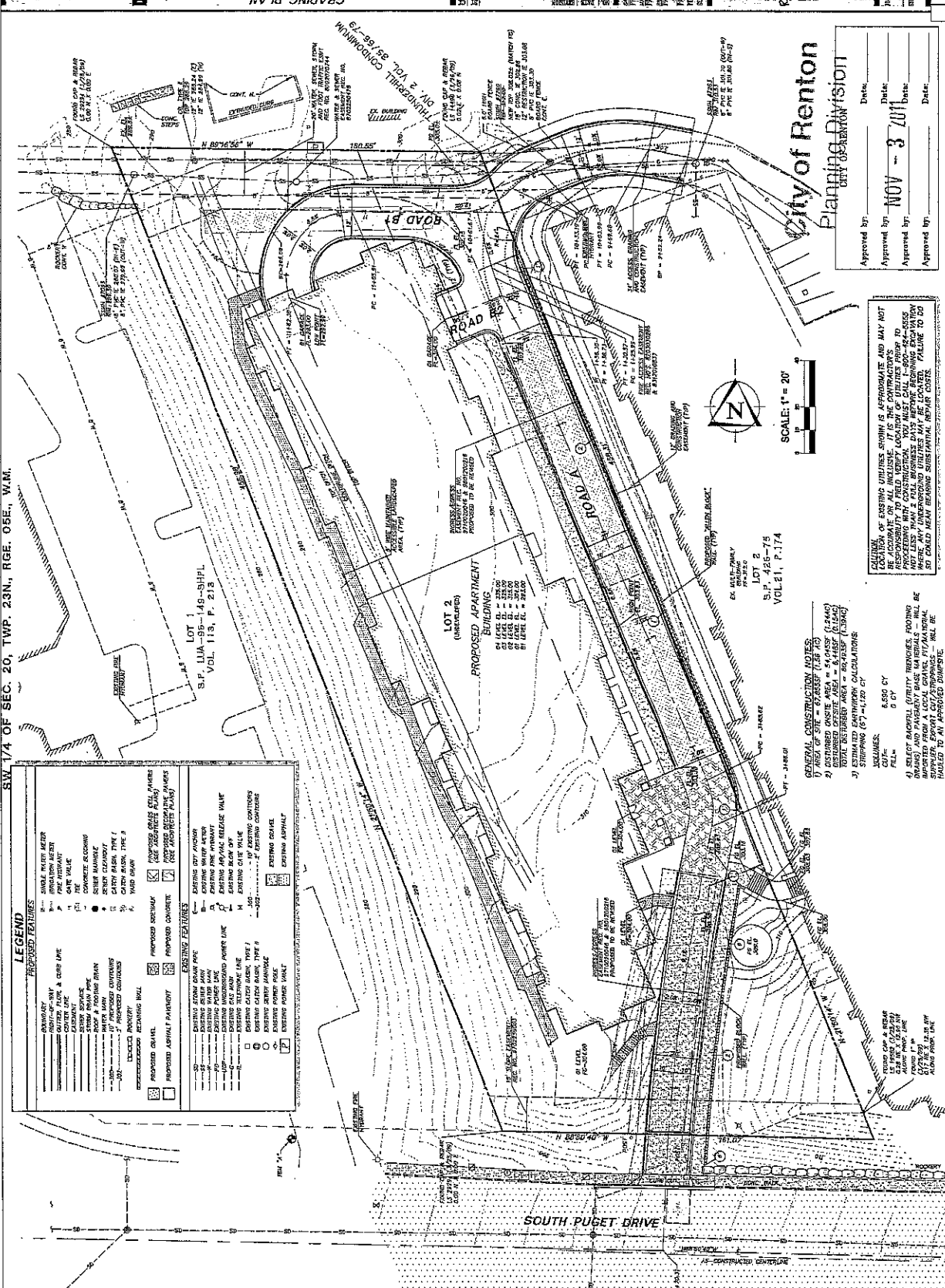
TRIAD ASSOCIATES
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1100
www.triadassociates.com

COMPLETE CONSTRUCTION, LLC
HERITAGE HILLS

CITY OF RENTON
PLANNING DIVISION
APPROVED BY: *[Signature]*
DATE: 10/1/01
APPROVAL NO. 09-029
L1x3

RECEIVED

EXHIBIT 5



RECEIVED

EXHIBIT 6

EXHIBIT 7



10111 1st Ave. SE
FARMINGTON, NM 87401-4001
405.825.8448
405.825.8449
www.triadassociates.com

WASHINGTON

HERITAGE HILLS APARTMENT COMMUNITY

EXISTING BASIN MAP

CITY OF RENTON

DATE: 09-02-09
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT LOCATION
PROJECT NUMBER
PROJECT DESCRIPTION
PROJECT LOCATION
PROJECT NUMBER
PROJECT DESCRIPTION

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PROJECT DESCRIPTION

DATE: 09-02-09
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APPROVED BY: [Signature]

1 of 1

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SCALE: 1" = 40'

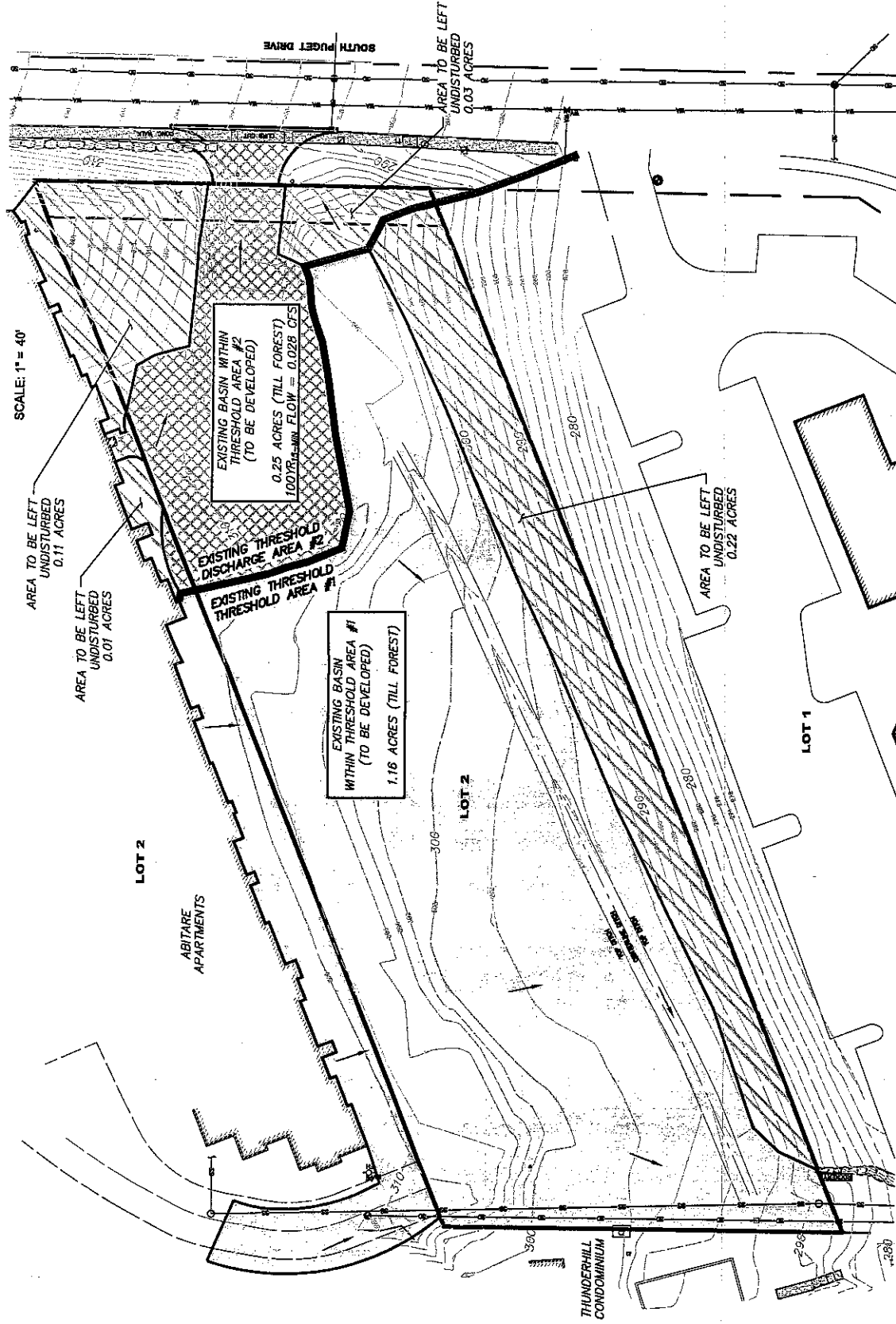


EXHIBIT 8

